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# GENERAL PLAN



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## CITY OF PITTSBURG, CALIFORNIA



**DUNCAN & JONES**  
*Urban & Environmental Planning Consultants*



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# GENERAL PLAN



**CITY OF PITTSBURG,  
CALIFORNIA**



**DUNCAN & JONES**  
*Urban & Environmental Planning Consultants*





## PARTICIPANTS IN THE PROGRAM

### PITTSBURG CITY COUNCIL

Mayor Lawrence D. Brown  
Councilman Robert L. Brown  
Councilman William J. Brown  
Councilman Robert L. Brown  
Councilman Robert L. Brown  
Councilman Robert L. Brown  
Councilman Robert L. Brown  
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Councilman Robert L. Brown

### PITTSBURG PLANNING COMMISSION

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Member Robert L. Brown  
Member Robert L. Brown  
Member Robert L. Brown  
Member Robert L. Brown  
Member Robert L. Brown  
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# GENERAL PLAN PITTSBURG, CALIFORNIA

NOVEMBER 1980

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Councilman Robert L. Brown  
Councilman William J. Brown  
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### PITTSBURG CITY STAFF

City Manager Robert L. Brown  
City Clerk Robert L. Brown  
City Engineer Robert L. Brown  
City Planner Robert L. Brown  
City Auditor Robert L. Brown  
City Treasurer Robert L. Brown  
City Attorney Robert L. Brown  
City Health Officer Robert L. Brown  
City Fire Marshal Robert L. Brown  
City Police Chief Robert L. Brown

### PLANNING & ZONING

Planning & Zoning Commission  
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Adopted by the Pittsburg City Council,  
November 3, 1980. Resolution Number 80-6569.



## **PARTICIPANTS IN THE PROGRAM**

### **PITTSBURG CITY COUNCIL**

Frank Quesada, Mayor  
Joseph Siino, Vice Mayor  
Joseph DeTorres  
Ralph Downing  
Ronald Rives  
Joseph Barraco (to 1980)  
George Lowy (to 1979)

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John Christensen  
Orlando Dolojan  
Mario LaMacchia  
Peter Spagopulos

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Dean Caldwell  
Joseph DeTorres  
Orlando Dolojan  
LaRoy Doss  
Ralph Downing  
Jack Garcia  
George Harris  
Bruce Kittess

Phil Lucking  
Ruth Meckfessel  
Nancy Parent  
Frank Quesada  
Dr. Bob Rothschild  
Albert D. Seeno, Jr.  
Fred Sena  
Tim Stone  
Herb White

### **PITTSBURG CITY STAFF**

S. Anthony Donato, City Manager  
J.W. Abraham, Director of Community Development  
James Olmsted, Chief of Planning  
Ronald Lefler, City Engineer  
John Shaw, City Attorney  
Cathy Nowicki, Planner I  
Robert Bedell, Engineering Technician  
Amy Yen, Secretary

### **DUNCAN & JONES**

Douglas H.S. Duncan, Principal-in-charge  
Eddie Peabody, Jr., Principal and Project Manager  
Margaret Beal, Associate Planner  
David Christensen, Associate Planner  
Dann Rosh, Cartographer  
Elizabeth Byers, Cartographer

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This report has been prepared by the firm of Duncan & Jones for the City of Pittsburg under a contractual agreement executed on January 4, 1979, which set a total fee of \$70,000 for the completion of the overall program. This report is one of several such reports stipulated for preparation of this program. This statement is in compliance with Section 7800, Government Code.





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Figure 1: General Plan Map (insert - see back of report)

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Appendix A: Index to Components of Mandated Elements A-1



# I. INTRODUCTION

This General Plan, consisting of a general plan text and accompanying general plan map, is the final report produced in the Pittsburg General Plan Revision Program. This General Plan was formally adopted by the Pittsburg City Council on November 3, 1980, following public hearings held by both the Planning Commission and City Council. Earlier drafts of this Plan were also reviewed by the General Plan Advisory Committee (GPAC), public officials, and citizens of Pittsburg.

The other reports which have been produced in this program, and upon which this General Plan is largely based, are as follows:

- Modified Draft General Plan, prepared by Duncan & Jones, November 9, 1979.
- Draft General Plan, prepared by Duncan & Jones, September 7, 1979.
- Sketch General Plan, prepared by Duncan & Jones, July 19, 1979.
- Issues, Opportunities and Constraints, prepared by Duncan & Jones, June 22, 1979.

In addition, the following documents and discrete elements have been relied upon heavily:

- 1971 General Plan, prepared by Hahn, Wise and Associates, July 1971.
- General Plan for the City of Pittsburg, as adopted by the City Council, January 17, 1977 (with specific elements adopted by reference from the Contra Costa County General Plan).
- Los Medanos Community Development Plan, as adopted by the City Council, July 18, 1979.





- Open Space and Recreation Element, as adopted by the City Council, March 1979.

These reports contain most of the supporting documentation of the policies and implementation recommendations included in the General Plan. The most germane data and supporting documentation is in the Plan's Technical Appendix. A Master Environmental Assessment on the Modified Draft General Plan was also prepared.

## WHAT IS A GENERAL PLAN?

This General Plan is a composite of many policies, programs and intended actions to govern the future physical development of the City of Pittsburg and the surrounding Planning Area.<sup>1</sup> The policies are designed to preserve and enhance existing development, and to provide for orderly and appropriate new development to meet the needs of the area over the next twenty years. Although the plan covers the period from 1980 to 2000, the emphasis is upon actions which should be taken in the more immediate future. Accompanying the sets of policies and implementation recommendations included in this report is a General Plan map (Figure 1, folded in the back of this report).

Several criteria have been applied in the preparation of this General Plan that serve to distinguish it from many other general plans. First, it has been recognized that to be effective the plan should be prepared in a form which readily permits supplementation and amendment. It is hoped that the looseleaf format, and the presentation on a chapter by chapter basis will serve this purpose, and avoid the monolithic take-it-or-ignore-it character of many General Plans. Second, to enable the Plan text to be capable of adoption and execution as a legislative document to the greatest extent possible, it has been purged of narrative text, is concise, and addresses only the goals and policies to be followed and the implementation efforts these imply or require. Thirdly, to a great extent the policies have been

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<sup>1</sup> The Planning Area includes the City of Pittsburg and land outside the City limits from the City of Antioch's boundaries and Somersville Road on the east to the Naval Weapons Station on the west. The southern boundary is the line connecting the knolls and ridges beginning at approximate elevation 975' near Somersville Road to 650' near Kirker Pass Road to 770' near Bailey Road. The northern boundary is the center of the Sacramento River to the center of Middle Slough to the San Joaquin River near Antioch Point.





formulated from the standpoint of what is achievable and feasible, now or in the relatively short-term future. While this may diminish the visionary or utopian character of the Plan to some extent, it is increasingly less acceptable to set planning objectives or policies which are not implementable from a practical standpoint or which have only a decorative purpose. In some instances, the expression of the policies has involved difficult trade-offs between conflicting purposes or values. The results are not likely to please everyone, and in some cases represent the apparently least undesirable of several less than satisfactory alternatives.

## GENERAL PLAN MAP LAND USE CATEGORIES

The General Plan map is expressed in terms of four major categories of land use designations, and indicates appropriate areas for each of them. The general patterns of land uses outlined in the General Plan map should provide the basis on which zoning districts should be established, although zoning ordinances contain more specific development requirements and standards than General Plan land use designations and policies. A discussion of the major characteristics of each of the General Plan land use categories is included in each chapter of this General Plan report, under the section describing the map provisions. The land use categories on the General Plan map are as follows:

### RESIDENTIAL

- Estate (a maximum of 3 dwelling units (DUs) per net acre<sup>1</sup>, with minimum site area/DU of 0.3 acre. Approx. 2.55 DUs/gross acre).
- Low Density Residential (3.1 to 6.9 DUs/net acre, minimum site area/DU from 14,519 to 6225 sq.ft.; approx. 2.56 to 5.60 DUs/gross acre).
- Medium Density Residential (7.0 to 17.5 DUs/net acre, minimum site area/DU from 6224 to 2489 sq.ft.; approx. 5.61 to 13.48 DUs/gross acre).
- High Density Residential (17.6 to 24 DUs/net acre, minimum site area/DU from 2488 to 1815 sq.ft.; approx. 13.49 to 18.48 DUs/gross acre).

### COMMERCIAL

- Central Business District
- Shopping Center

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<sup>1</sup> Net acreage includes all areas devoted exclusively to residential purposes, and excludes streets, highways and all other public rights-of-way. Estimates of DUs/gross acre reflect density of DU's to total area occupied including streets, etc. It is assumed that public uses will occupy the following space by density type: Estate - 15%; Low - 20%; Medium and High - 23%.



## **COMMERCIAL (cont'd)**

- Local Commercial
- Professional Office
- General Commercial
- Recreation Commercial

## **INDUSTRIAL**

- Industrial Park
- Warehouse/Storage
- Manufacturing/Processing

## **PUBLIC AND OPEN SPACE**

- Public Facilities
- School
- Utility
- Park and Recreation
- Open Space
- Hillside/Grazing

It is important to bear in mind that the General Plan map cannot reflect the quality and character desired in a particular land use category in a specific location except in very general terms. The General Plan map indicates the predominant use of land recommended in each area, and does not preclude minor deviations from the overall pattern. It does not reflect every church, institutional, commercial, single- or multi-family residential use that may exist in areas designated for other uses, nor should it be interpreted as recommending or requiring their removal. Also, the boundaries of areas designated for a particular use or density should not be viewed as final or inflexible. There is no intention to single out one lot as opposed to another next to it for a specific use.

The land use designations on the General Plan map are based upon the assumption that the Pittsburg planning area population will increase by 11,600 people between 1975 and 1990. In addition, significantly more land has been designated than these population projections demand, to allow for sufficient choice in





locating new development and to prevent increases in the cost of land by unduly constraining the supply of land.

## UPDATING AND AMENDING THE GENERAL PLAN

There is always a need to update and amend general plans over time. This General Plan is based upon analyses and assumptions concerning social, economic, and physical conditions. This basic information is subject to change and refinement. Each year, the City should review the Plan and, if necessary, update its supporting data in the light of new conditions and information. For example, the Plan is based upon an ultimate holding capacity of 62-80,000 people when all land is developed in the Planning Area. It is possible that this population level will not be achieved by 2000, and the extent of the land area indicated for urban development through 2000 in the Plan could therefore accommodate growth beyond this date. It is also possible that growth could occur faster than the projected rate, and therefore the Plan would have to be re-evaluated to determine the extent and location of additional land which should be designated for development. The results of the 1980, 1985 and 1990 Censuses should be evaluated in this regard, and ongoing monitoring of building permit applications for residential developments should also be carried out.

The General Plan is also based upon physical data which was used to indicate lands suitable for urban development. As projects are undertaken, such as the expansion of water or wastewater treatment facilities, areas which were previously unsuitable for development may become highly suitable for new urban uses. The impact of such public works projects as these should be assessed periodically to determine whether some of the land designations and phasing areas on the General Plan map require re-evaluation.

Proposed changes should always be evaluated in regard to environmental impact and consistency with the balance of the document. The City Council and Planning Commission must hold a public hearing prior to amending the General Plan.



According to State Law<sup>1</sup>, the General Plan cannot be amended more frequently than three times per calendar year.

Once the General Plan is amended, the City then revises its zoning, subdivision and other land use regulations to achieve consistency with the Amended General Plan. Various programs, as required by the General Plan must be established to meet the policy objectives of the community. Finally, methods need to be provided for updating and monitoring the Plan. By these means, the General Plan can continue to translate the goals and policies of the City into action programs.

## ORGANIZATION OF THIS REPORT

Each of the nine elements mandated by State Law<sup>2</sup> are contained in the General Plan although, because of their interrelatedness, the elements are synthesized rather than artificially divided into separate chapters. Appendix A identifies where each component of the mandated elements is located in this text.

The chapters in this document are organized in a form consistent with the major land use categories listed on pages 3 and 4. The first chapter following this introduction states the general goals and policies relating to the overall urban development of Pittsburgh, addressing issues of urban expansion, and including consideration of the character and design both of existing and new development. Following this overall framework are separate chapters which contain policies addressing environmental conditions, residential development, economic uses, and public services and facilities. Each chapter contains a brief discussion of the City's goals, a set of policies derived from these goals, a discussion of how these policies are reflected on the General Plan map, and a list of implementation recommendations. Policies are indicated by bold type number references in

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<sup>1</sup> Section 65361 of the State Government Code.

<sup>2</sup> Commencing with Section 65300 of the State Government Code.



in the left margin. The numbering of policies and the lettering of implementation recommendations is discrete within each chapter.

The implementation recommendations (identified by bold type letter references in the left margin) contained in the Plan text are a very important portion of this General Plan document, because they indicate the practical and programmatic requirements for carrying out the policies. In this fashion, the immediate and longer term implications of the policies for specific action and programs can be made apparent, and it is hoped that the consideration given to the policies will thereby be more complete and effective. Implementation activities are likely to involve revisions in zoning and subdivision ordinances, the development of specific plans for peripheral areas, and the preparation of a Hillside Development Ordinance, as examples.





## II. URBAN DEVELOPMENT AND COMMUNITY DESIGN

Pittsburg has recently and currently experienced a period of rapid growth. Once a small community along the industrial Contra Costa coastline, in recent years Pittsburg has rapidly grown with new developments, commercial establishments and industrial uses. In past years, much of the development has occurred in a haphazard fashion, creating some land use conflicts and difficulties in providing vital urban services.

The backdrop of rolling hills and the delta area gives Pittsburg a sense of openness due to the vast vacant grazing areas in the hillsides and to the water orientation.

The overall goal expressed in this chapter is to promote the creation of a balanced community and to ensure that new development will occur in a planned and orderly manner. The policies contained in this chapter and the recommended actions for their implementation further these goals by addressing the location of new development, the kind of development pattern which is most desirable for Pittsburg and the overall future design and appearance of the community. Many of the policies relating to urban growth are based upon the natural environmental features of the Planning Area, and the suitability of the land for urban uses, as discussed in Chapter III; the remainder of the policies express apparent and stated local preferences as to the kind of community Pittsburg should become.

### POLICIES

#### URBAN GROWTH AND DEVELOPMENT

- 1 The City will coordinate planning activities for the West Pittsburg area with Contra Costa County and appropriate service districts. Wherever feasible, contiguous areas proposed for major new developments will be annexed by the City of Pittsburg, as will existing unincorporated portions of West Pittsburg where municipal services can be best provided by the City.



**2** New development in the Pittsburgh Sphere of Influence will occur in a planned and orderly manner designed to promote the creation of a balanced community and provide a high quality environment offering a full range of urban activities.

**3** The preservation of agricultural land along the southern and western perimeter of the Planning Area will be guided by the objectives, policies and designations in the previously adopted Open Space and Recreation Element. The City will consider a study in this agricultural rangeland area to determine its suitability for urban development. This study shall be adopted as a General Plan Amendment and Specific Plan.

**4** The City will emphasize improvements to the existing municipal services before approving any expansion of the service systems in areas not currently developed or served.

**5** The creation of additional assessment districts will be considered in developing areas to provide adequate funding for the construction of necessary infrastructure, facilities, and public services.

**6** At full development, each major neighborhood area will have local commercial, recreational and educational facilities, and a combination of residential densities.

#### **COMMUNITY DESIGN AND APPEARANCE**

**7** Entry points to the City should not be marked by a collection of signs; they will be identified by well-designed landscaped entrances.

**8** Streets will be lined with trees, landscaping and/or architectural features so they become enjoyable and beautiful spaces rather than merely corridors of traffic.

**9** Overhead utility lines and wooden poles will be removed in central areas, and ultimately throughout the City, and undergrounding of utilities will be required in all new developments.





- 10** Signs and Billboards will be regulated in order to minimize their impact on the visual environment.
- 11** The City will identify locations of architectural of historic significance and establish plans for their protection, enhancement, and future use.

## **GENERAL PLAN MAP**

Several of the land use classifications and their geographic distribution are reflections of the urban development and community design policies. The Estate Residential category indicates areas for 0-3 units per net acre which will require sensitive development plans in order to protect the integrity of hillside areas in the southern portion of the Planning Area.

The amount of land within the Planning Area will accommodate the need for urbanization beyond the year 2000. In order to prevent the occurrence of haphazard development which would create service cost burdens, the City has to channel growth into a sequential, contiguous pattern. The distribution of the various residential densities is based upon Policy 2, with a resultant mixture of densities in the various neighborhood areas. The General Plan map indicates this mixture in most of the proposed new neighborhoods to be developed in the future.

## **IMPLEMENTATION**

### **URBAN GROWTH AND DEVELOPMENT**

- A** Establish a Sphere of Influence which includes the community of West Pittsburg and indicates recommended City boundaries between Pittsburg and Antioch.
- B** Revise the existing City zoning ordinance and rezoning policy to implement the provisions of the revised General Plan.



- C** Encourage the County to prepare a West Pittsburg Amendment to the County General Plan in conformance with the adopted Pittsburg General Plan.
- D** Create a Hillside Development Ordinance and new zoning districts to regulate and provide standards for future development in the Estate density residential and hillside/grazing areas in the southern portion of the Planning Area.

#### **COMMUNITY DESIGN AND APPEARANCE**

- E** Review sign regulations and landscaping requirements; upgrade City ordinances as required; and develop an effective enforcement program.
- F** Establish a Cultural Resource Ordinance to implement City policy for architectural and historic preservation.
- G** Maintain design review of all new development prior to the issuance of a development permit.





### III. NATURAL ENVIRONMENT

Pittsburg's hillside backdrop and the delta waterfront are highly valuable aesthetic resources. The City will ensure that any development which impinges on the hillsides is in harmony with and is sensitive to the hillside terrain and is visually appropriate when viewed from the valley floor.

The City also recognizes that development in natural hazard areas can incur both social costs (such as loss of life and property damage) and public costs (such as flood relief and utility line repair). The City will therefore strive to prevent loss of life, reduce personal injuries and property damage, and minimize economic and social problems resulting from earthquakes, geologic hazards, fires and other hazards through responsive land use planning.

The following policies and implementation measures are aimed at promoting the goals highlighted in the previous paragraphs. This section deals with the conservation of natural resources, the preservation of open space, the conservation of agricultural land, and reduction of the risk of damage and injury from natural hazards to an acceptable level, and the minimization of exposure to excessive noise levels. These policy and implementation measures have been developed in the course of formulating this General Plan and from adopted General Plan elements (Open Space and Recreation) already completed by the City.

#### POLICIES

##### CONSERVATION AND OPEN SPACE

- 1 The City will encourage buildings and development to be designed in a manner which will reduce energy consumption and which will utilize passive, active and/or hybrid solar designs to make use of solar energy.
- 2 Agriculturally suitable land will be preserved for agricultural use, wherever possible.



- 3 Unique vegetation and wildlife areas adjacent to the water in the northern portion of the Planning Area will be retained in a natural condition. Such areas include the salt marshes and special habitat areas (birds, mammals).
- 4 The City will act to preserve the scenic resource value of the surrounding foothills by restricting the intensity of development in these areas, particularly on prominent knolls and along ridgelines.
- 5 Adequate solar access will be provided in the site planning of new buildings.

#### **PUBLIC SAFETY AND SEISMIC SAFETY**

##### Geologic and Seismic Hazards

- 6 Geologic conditions will be a primary consideration in the selection of land use and in the design of development in Pittsburgh. High risk areas will be retained in low occupancy or open forms of use.
- 7 Proposed extensions of urban or suburban land uses into areas characterized by slopes over 15 percent and/or generally unstable land will be evaluated with regard to the safety hazard prior to land use decisions such as General Plan amendments, rezonings, or project approvals.
- 8 Slopes over 30 percent are not suitable for types of development which require extensive grading or other land disturbance.
- 9 In exercising its responsibility to provide for the public safety in areas which are considered potentially hazardous in the event of an earthquake, approvals for public and private development projects will be contingent on geologic and engineering studies which define and delineate potentially hazardous geologic and/or soils conditions and recommend means of mitigating these adverse conditions.
- 10 At a minimum, structures for human occupancy will be designed and constructed



to retain their structural integrity when subject to the anticipated shaking from a "maximum probable earthquake."

- 11** Structures intended for human occupancy will be adequately set back from active and potentially active fault traces. Legal minimum setbacks will take into account the varying degrees of seismic risk and consequence of failure.
- 12** To the extent practicable, critical facilities, structures involving high occupancies, and public facilities will not be sited in areas of high damage susceptibility. Where it is deemed essential to do so for the public welfare, these structures will be sited, designed and constructed with due consideration for the potential for earthquake damage due to ground shaking, associated ground deformation, and seismically-triggered flooding. Parallel recommendations apply to areas underlain by deposits classified as having a high liquefaction potential and hillsides classified as possessing a high landslide susceptibility.

#### Fire

- 13** In all new urban development, the water supply system will provide flow adequate for fire suppression for the types of structures and occupancies anticipated.
  - New commercial and industrial buildings will be limited to locations where water supply is adequate for fire suppression.
  - Where water supply in existing subdivided areas does not meet current standards for fire flow, improvement measures will be pursued.
- 14** Homes located in high fire hazard areas will be constructed with fire resistant materials and the surroundings will be irrigated or landscaped with fire resistant plants.

#### Flooding and Drainage

- 15** Where significant flood hazards are identified, appropriate measures will be required by the City to protect life and property.





- 16** Assessment of potential downstream flood impacts and drainage will be required of all major new developments. When significant impacts are identified, it will be the responsibility of the project sponsor to provide adequate mitigation or assume the costs of necessary facilities to be constructed by public agencies.
- 17** The City will assess flood hazards affecting existing development in the Planning Area, and formulate plans to achieve acceptable levels of protection for areas at risk.

#### Water Quality

- 18** The City will make provisions for upgrading and maintaining the quality of the surface and subsurface water resources within the Planning Area.
- 19** The City will encourage programs to reduce erosion and sedimentation within the watersheds in the Planning Area as well as tributary outlying areas.

#### **NOISE**

- 20** Transportation and land use planning will be coordinated to promote acceptable noise levels for specific types of urban activities.
- 21** The City will seek to maintain maximum outdoor noise levels of 60 dBA (CNEL) in existing residential areas. Efforts will be made to mitigate high existing noise levels in areas experiencing 70 dBA (CNEL) or greater.
- 22** The City will require that new residential development be restricted to areas with a maximum projected outdoor noise level of 60 dBA (CNEL) and indoor noise levels of not more than 45 dBA (CNEL) after project construction.
- 23** The City will encourage the location of sensitive land uses away from noise areas, or mitigate the impacts of noise on their uses.



## AGRICULTURE

- 24** The City will attempt to develop cooperative agreements with the County whereby the County would refrain from approving urban development in locations outside the City which conflict with the areas designated as Hillside/Grazing on the City's adopted General Plan until the City has completed its study of this area.
- 25** Agriculture will be encouraged as a desirable interim use in undeveloped portions of the Planning Area.

## GENERAL PLAN MAP

The policies listed in this chapter are reflected on the General Plan map in several ways. The Open Space designation includes all the areas identified in Policy 3 as natural resource and wildlife habitats.

Hillside areas are designated in one of two ways on the map. Generally, areas over 20% slope or in Agricultural Preserve status are designated as "Hillside/Grazing," while the Estate Residential category denotes those areas that should be developed and directed by a Hillside Development ordinance which would promote the clustering of development standards for large lots and density, and enforce strict grading, siting and design controls.

## IMPLEMENTATION

### CONSERVATION AND OPEN SPACE

- A** Establish a Hillside Development ordinance to control types and densities of development; to establish grading requirements; and to implement open space easements and other mechanisms for preserving scenic views.
- B** Assist developers in complying with State regulations for energy efficient construction and establish an effective code enforcement program.





- C** If any area is annexed in the area designated as Hillside/Grazing, appropriate interim zoning districts will be established until such time as the City has completed its study of ultimate use for this area.

## **PUBLIC SAFETY AND SEISMIC SAFETY**

### Geologic and Seismic Hazards

- D** Define high geologic risk zones in steep slope and potential liquefaction areas for the Pittsburgh Planning Area. Require environmental impact reports for proposed new development in such areas.
- E** Carry out a hazard reduction program for existing development in high risk zones. Inspect structures for conformance with the Building Code giving priority for inspection to emergency and critical facilities,<sup>1/</sup> older structures and public facilities.
- F** Adopt regulations governing the uses of land in areas with significant natural hazards. Include the following stipulation in the regulations:
- No development will be permitted in areas of high or moderate landslide risk without the requirement of a slope stability investigation at the site level.

### Fire

- G** Do not permit critical facilities to locate in medium or high fire hazard areas (identified by the County Fire Marshall) without an investigation of the development's vulnerability to fire and its potential as a source of ignition.

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Critical facilities and occupancies are those structures and occupancies which are especially important for the preservation of life, the protection of property, or for the continuing functioning of society. (Examples in the Pittsburgh area are Los Medanos Hospital, communications facilities, the water system, and the electric power and gas transmission lines.) For the purpose of planning for hazard avoidance or mitigation, structures, occupancies and land uses in the Pittsburgh Planning Area are assigned to five risk classes as indicated in the Technical Appendix. Classes 1 and 2 include critical facilities and occupancies.



## Flooding and Drainage

- H** Assure through development ordinances that proposed new development adequately provides for on-site and downstream off-site mitigation of potential flood hazards and drainage problems.
- I** Include needed flood control projects in a Capital Improvement Program.

## Water Quality

- J** Prevent pollutants from reaching the stormwater runoff surface by controlling litter and minimizing motor vehicle emissions.
- K** Reduce pollutants before heavy rainfall by increasing street cleaning, regulating construction schedules, controlling erosion at construction sites and requiring the reseeded and landscaping of disturbed areas.
- L** Reduce the velocity and volume of stormwater runoff by maintaining open spaces, decreasing the amount of impervious surfaces, constructing settling basins and utilizing energy dissipators in new development.
- M** Coordinate with the County, East Bay Regional Park District and the State all watershed improvement programs affecting the Planning Area.

## **NOISE**

- N** Develop a noise control ordinance establishing performance specifications for allowable noise generation, and indoor and outdoor noise levels for new development and existing areas.
- O** Develop a Freeway Corridor noise treatment policy establishing guidelines for controlling noise levels from anticipated vehicle volumes, transit line and station operations along Highway 4.



## IV. RESIDENTIAL ENVIRONMENT

The community Goal of a pleasant living environment offering Pittsburg's residents a freedom of choice with respect to location, housing types and housing cost is a statement of the City's commitment to a comprehensive housing program.

Previous reports in this General Plan Revision program (e.g. Sketch Plan, Draft and Modified Draft Plans) have documented the present status of residential housing in the community. Housing needs in the Pittsburg Planning area focus on the ability of residents to buy or rent given their income levels; the necessity to rehabilitate older housing in the community; the construction of new housing that will be available to a broad range of the community; and the development of a balanced residential environment providing convenient access to employment, community facilities and adequate services.

Within this context, great strides have already been made in terms of the City's commitment to these goals and needs. To date Pittsburg has availed itself of a number of opportunities to alleviate and improve existing and future conditions. Redevelopment projects, CBDG grants, Rehabilitation programs, Marks-Foran and community redevelopment efforts have been and are continuing to be used effectively by the City to address housing needs.

### POLICIES

Policies on the Provision of Decent Housing in a Satisfying Environment for all Persons:

- 1 The City will regulate new residential development so as to continue to foster a variety of housing types, densities and costs, including low and moderate income units, while preserving the character of the individual neighborhoods and promoting the non-concentration and dispersal of assisted and low income housing.





- 2 The City will recognize that the housing assistance needs of Pittsburgh's low and moderate income residents are a public as well as private responsibility. It will actively assist low income families, senior citizens, and handicapped residents in securing decent housing and a suitable living environment.
- 3 The conservation and rehabilitation of the older housing stock in the City will be encouraged through a balanced program of code enforcement and complementary programs designed to assist property improvements by neighborhood residents. The City will ensure that any code enforcement programs do not impose disproportionate hardships on the City's low income families, elderly, and handicapped residents.
- 4 The City will take such actions as are necessary to ensure that in the development of all medium and high density residential uses, possible sound intrusion is adequately mitigated and privacy between dwelling units is achieved.

Policies on the Provision of Housing Selection by Location, Type, Price and Tenure:

- 5 The City will not allow housing developments to be built on land which is environmentally unsound to support such development. This includes such environmentally hazardous areas as earthquake faults, flood plains, slide areas, or land subject to major liquefaction.
- 6 Homes located in extreme or high fire hazard areas will be constructed with fire-resistant materials and the surroundings will be irrigated or landscaped with fire resistant plants.
- 7 The City, recognizing the need for alternative styles and types of housing, will support the development of mobile home parks and condominium developments in suitable locations subject to appropriate review considerations.



- 8** The City will actively encourage Planned Unit Developments within Pittsburgh as a means of achieving a more innovative and varied approach to solving housing problems.
- 9** The City's policy will reflect the necessity of maintaining an adequate stock of rental as well as owner occupied units within the community.
- 10** The City of Pittsburgh will encourage and support quasi-public, and public agencies in efforts to sponsor and develop new housing consistent with the policies in the General Plan.

Policies on the Development of a Balanced Residential Environment with Access to Employment Opportunities, Community Facilities and Adequate Services:

- 11** Housing will have ready access to neighborhood commercial facilities and to the community circulation system. Higher density housing will be encouraged around community commercial facilities to achieve optimal use of land.
- 12** Housing will exist in a healthy environment free of through traffic and served by adequate public utilities, facilities and services, such as water and sewers, schools, parks, paved streets, lighting, and police and fire protection.
- 13** Consideration of major new housing developments will include an assessment of the impact upon local public services, utilities and schools. The City will ensure that such developments will not overburden the capacities of or the budgets for public services and utilities.
- 14** Houses or neighborhoods of historical significance will be preserved and protected.

Policies on Housing Accessibility:

- 15** The City will continue and strengthen its commitment to equal housing



opportunities by supporting and assisting any quasi-public or public agency in its work as a Fair Housing Agency and by utilizing the Citizens Advisory Committee to identify Fair Housing problems and solutions.

- 16** The City will advocate and support State Legislation designed to prevent discrimination because of household status or source of income, and consider the enactment of local ordinances to protect female heads of households and households with children from rental discrimination.

Policies on the Implementation of an Effective Housing Program:

- 17** A program to revise development regulations to encourage the construction of housing to meet housing needs will be developed.
- 18** Code enforcement and rehabilitation programs will be continued.
- 19** Use of available local state and federal housing programs to address housing needs will be continued.
- 20** Both quasi-public and private developers will be encouraged to provide development to meet the housing needs throughout the Planning Area.
- 21** A program to report on the availability of any new resources to assist the City in meeting its housing needs will be developed.
- 22** Continued citizen involvement in the development, implementation and revision of the City's housing program will be maintained on a regular basis.
- 23** Rehabilitation of older houses and buildings as well as new residential construction in older areas will be designed to achieve a high degree of aesthetic quality and will be compatible architecturally with surrounding neighborhoods.





## GENERAL PLAN MAP

The areas designated for residential use have been divided into four density categories. Maximum net area-wide densities are associated with each of these categories. The land use designations do not imply or require that a specific type of structure be viewed as the only kind which is appropriate or permissible in any category. A variety of development types could occur so long as the permitted maximum density was not exceeded within each subarea.

- Estate (maximum of 3 units per net acre) - applied to selected areas in hillside areas in the southern foothills. New housing would be subject to the provisions of a Hillside Development ordinance and could consist of either large lot single family units or cluster development surrounded by open space.
- Low density (3.1 - 7 units per net acre) - This category would accommodate single family development and planned unit development with an overall density within the indicated range.
- Medium density (7.1 - 17.4 units per net acre) - is designed for multifamily structures such as duplexes and townhouse development.
- High density (17.5 -24 units per net acre) - designed to allow higher density apartments and condominiums in selected areas.

## IMPLEMENTATION

- A** Amend the City of Pittsburg zoning map and residential zoning district regulations to achieve consistency with the General Plan map and residential land use classifications.
- B** Develop a growth management program to monitor the location and phasing of new residential development and coordinate the timely provision of necessary facilities and services.



- C** Establish a Hillside Development ordinance to control types and densities of development; to establish grading requirements; and to implement open space easements and other mechanisms for preserving scenic views.
- D** Utilize the powers provided in the Subdivision Map Act to guide new subdivision development according to the housing policies of the General Plan. Section 66473.5 of the Act provides that no local agency shall approve a subdivision proposal which is incompatible with the objectives and policies of the General Plan.
- E** Pursue a comprehensive housing code enforcement and rehabilitation program which is responsive to the different housing conditions and repair requirements in Pittsburgh's neighborhoods, and which equitably distributes the cost of housing improvements according to the residents' abilities to pay. The program will include:
- Code Enforcement. The City will establish a priority schedule for inspections with initial priority given to neighborhoods which contain a higher percentage of housing units in need of repair than other parts of the City. The correction of housing deficiencies in these neighborhoods will focus on the elimination of code violations of a health and safety hazard character.
  - Financial and Technical Support. The City will continue to participate in programs designed to promote housing rehabilitation and upgrade community facilities in deteriorating neighborhoods. Examples of such programs include the HUD Community Development program, and the Community Redevelopment program of the State of California.
- F** Prohibit the use of zoning in ways which exclude persons on the basis of economic, ethnic, or age characteristics. Instead, use zoning to encourage variety and mix in housing types and to provide adequate sites for housing persons of differing lifestyles and income levels. Manufactured housing, condominiums, townhouses, stock cooperatives and other mechanisms can be



promoted to achieve this variety of housing type.

- G** Coordinate Pittsburg's housing assistance efforts with those of Contra Costa County.
- H** Maintain a balance of housing type by encouraging the retention and maintenance of the existing rental housing stock within the Planning Area.
- I** The City will provide for the inclusion of dwelling units, suitable for sale or rent to low and moderate income families, in new residential construction through the use of agreements to make significant contributions to the economic feasibility of low and moderate income housing in proposed housing developments pursuant to sections 65915 and 69516 of the California Government Code.





# V. ECONOMIC DEVELOPMENT

Two goals underlie the General Plan's policies on commercial and industrial development: (1) preserving existing commercial and industrial uses and business activity and (2) encouraging a favorable climate for new commerce and industry by establishing areas where their performance can be maximized for private and public advantage. New industrial employment is essential for the economic wellbeing of the community as well as broadening of the community's commercial base to accommodate new population growth.

In recent years, expansion in the volume of retail sales (as measured by statistics on taxable transactions) by Pittsburg businesses has lagged behind countywide rates of increase. A healthy growth in retail sales is necessary to encourage new development and to provide an impetus for revitalization of older existing commercial areas in the downtown area. In the industrial area, the City should seek to influence the type, location and quality of new industrial development. Because much of the land in the Planning Area is outside the City limits, plans and policies must be coordinated with the County and other affected jurisdictions.

This chapter presents policies which should be used to guide decisions regarding commercial and industrial development, a discussion of how these policies are reflected on the General Plan map, and implementation program actions designed to achieve these policies.

## POLICIES

### COMMERCIAL

- 1 The City will encourage similar and compatible types of commercial businesses to cluster together in appropriate locations.
- 2 Shopping centers and local commercial facilities will be located at the intersection of major thoroughfares, and adjacent to multi-family housing.



- 3 Further extensions of existing strip commercial development and general commercial uses along major streets will not be permitted and efforts will be made to convert declining areas of strip commercial development to multi-family housing and other appropriate uses.
- 4 The City will continue to strive for the improvement and redevelopment of the older downtown area with new specialty shops, major stores, and supporting commercial uses.
- 5 The downtown will be physically oriented to encourage pedestrian movement and to reduce circulation conflicts between automobiles, pedestrians and bicyclists. Off-street parking facilities will be provided close to downtown retail facilities.
- 6 A water-oriented, commercial recreation area will be established adjacent to the Pittsburgh Marina.

#### INDUSTRIAL

- 7 Since industrial activities provide an important source of employment and contribute to the economic health of the community, the City will cooperate with the County to protect the supply of land suitable for industrial purposes and actively promote the development of appropriate industrial uses.
- 8 The City will establish in the Zoning Ordinance minimum performance specifications to protect persons, property, and natural resources from industrial hazards, pollution, and other potentially adverse impacts.
- 9 The City will seek to limit the intensity of industrial development in areas exposed to geologic and/or flood hazards.
- 10 The City will promote the planning, zoning, and development of industrial park areas in appropriate locations. Industrial parks should be characterized by good access to vehicular and rail circulation facilities, high



aesthetic standards for building design, landscaping and storage areas, and employment intensive uses.

- 11** The City will seek to coordinate its development policies for industrial activities with those of Contra Costa County, the City of Antioch and other relevant agencies to stimulate the sound economic development of Pittsburg and all of East County.

## GENERAL PLAN MAP

The categories of commercial land use designated on the General Plan map are intended to differentiate between commercial uses and activities according to scale, character and market area. Six types of commercial activities are listed below:

1. Central Business District - establishments centered around Railroad Avenue generally from 10th Street to the Marina Area. The physical appearance of this area as well as the mixture of retail establishments (stores, offices, specialty establishments, and other similar uses) contribute to the uniqueness of this category.
2. Shopping Center - Typically, establishments in this category have a larger market area and a greater volume of customers than the establishments found in the local commercial areas. For example, a furniture store or supermarket would be the anchor tenant in this type of development. Each of these generates large traffic volumes and customers and requires large parcels and parking lots. New shopping centers are proposed:
  - on the Shell Tract in West Pittsburg;
  - at Bailey Road and West Leland;
  - at Railroad and Buchanan;
  - at East Leland and Loveridge; and
  - at the Northwest Quadrant of Highway 4 and Somersville Road.





3. Local Commercial - usually smaller establishments than found in a shopping center. Generally fewer clients and automobiles per establishment because they cater to a smaller market area. A number of new local commercial areas are indicated on the map to provide convenience stores and neighborhood services to adjacent residential areas.
4. Professional Office - Office uses characterized by lower traffic volumes and the absence of outdoor storage and advertising are the primary uses appropriate in this category. Areas designated for these uses include, for example, an area north of Highway 4, east of Harbor Street, and several areas in the vicinity of East Leland and Loveridge Roads. Examples of uses of this type include banks, real estate offices, medical, dental, and legal offices, the offices of architects, contractors, etc. Other appropriate non-office uses serving the office activities may also be permitted in these areas.
5. General Commercial - This designation is intended to recognize existing strip commercial or blocks of mixed commercial, wholesale and light industrial uses. These areas are not intended to be expanded. By this designation, large existing areas of mixed uses are recognized and expansion of an individual business can be accomplished without classifying them as non-conforming under zoning regulations.
6. Recreation Commercial - The area designated for recreation and tourist oriented commercial development is located within the current City Redevelopment Area adjacent to the Marina. As reflected in the recent development proposals for this area, higher density housing may also be allowed in this area.

The industrial land use designations are divided into three categories discussed below.

1. Industrial Park - These are uses which demonstrate by the quality of their development and the nature of their operations that they can locate in close proximity to residential, commercial or other industrial areas with a minimum of environmental conflict. Adherence to landscaping, buffering and design standards would be demanded of industries located in areas to



which this designation is applied. Examples of uses which would be appropriate are research, electronics and industrial laboratory activities. Four industrial park areas are proposed:

- on the Shell property in West Pittsburg;
  - between Willow Pass Road and Polaris;
  - Stoneman Industrial Area; and
  - on a portion of the Baker property west of Somersville Road.
2. Warehouse/Storage - Establishments located in these areas characteristically require large parcels of land with good truck and/or rail access. Typically, these uses do not have as great an employee density nor as many adverse environmental characteristics (noise, visual, traffic, etc.) as the uses in the manufacturing/processing category. One major area designated for this use is located north of the railroad tracks and west of the PG&E transmission line right-of-way.
3. Manufacturing/Processing - This type of use has been the predominant industrial activity in the Pittsburg Planning Area. U.S. Steel and various chemical operations are examples of this category. Due to the nature of their activity, these uses require large parcels and may have high employee densities. The areas designated for these uses are in the northern Planning Area adjacent to the waterfront extending southerly to the Southern Pacific Railroad tracks. Appropriate retail, business and professional office uses, limited to the support of adjacent industrial activities are permitted, and in addition, with respect to the U.S. Steel properties, retail, business, professional office and residential uses are appropriate and Specific Plans shall be required as a means to ensure that the proposed land use for the property or a portion thereof blends well in the area.

Specific Plans may be used for other properties within the Manufacturing/Processing areas as a means of accomplishing the above land uses as well.



# IMPLEMENTATION

## COMMERCIAL

- A** Amend the existing zoning ordinance and map to reflect the new commercial use designations indicated in the adopted General Plan. Create zoning districts and formulate development standards which clearly define the visual character, operations, and types of permitted uses for each commercial category.
- B** Continue to improve the commercial viability of the downtown and water-front areas. Due to the large amount of competing shopping center development anticipated in southern portions of the Planning Area, adopt a long-term time frame in planning for the continued improvement of the downtown area since a minimum base population will be needed to support a viable Central Business District with appropriate specialty stores and services.
- C** Cooperate with the County to encourage the redevelopment of abandoned and marginal strip commercial uses along Willow Pass Road, and upgrade the visual character of businesses remaining in this area.

## INDUSTRIAL

- D** Amend the existing zoning ordinance and map to reflect the new industrial use designations indicated in the adopted General Plan. Create zoning districts and formulate development standards to clearly distinguish the three types of industrial areas, and to encourage and effect their development.
- E** Prepare long-term planning and phase implementation programs for proposed industrial park developments.
- F** Institute an effective referral process that will enable the City Staff to participate in the planning and development review process applied by the County to future applications for industrial development in the Pittsburg Sphere of Influence (the Planning Area).





## VI. PUBLIC SERVICES AND FACILITIES

This chapter deals with the City's commitment to provide adequate public services and facilities to its residents. Public services are defined as those programs, such as recreation and educational programs which the City provides or those to which the City gives support or encouragement. Public Facilities are defined as physical structures and infrastructure, such as water and sewer facilities and lines, roads, storm drains, and recreational facilities.

A basic goal of the City government is to enhance the environment of the home and community. Implicit in this goal is the improvement of the community's social as well as its physical environment. While this General Plan is not intended to detail social programs, if past experience is any indication, it appears clear that the demand for nutrition, recreation, economic opportunity, and many other programs will continue to expand as Pittsburg grows. Due to increasing transportation and fuel costs, local public services will grow increasingly important in the future.

The City will strive to provide its residents with adequate and varied public facilities and programs to meet both their current and their future demand for public services.

The provision of public facilities such as roads, sewers, and water lines, can play a major role in influencing the timing and location of development. Without these facilities, urban development generally could not occur. Conversely, extension of public facilities into an undeveloped area can create or stimulate pressures earlier than would otherwise occur. Consequently, public facility extension policy is an important tool which can be used either to promote urban sprawl or to control urban development and reduce the unnecessary economic, social, and environmental costs of sprawl.

The policies in this chapter amplify the City's commitment to ensuring that the provision of public facilities is consistent with, and mutually supported of, a desirable and appropriate pattern of urban development. The successful



implementation of Pittsburg's goals and policies in this General Plan will depend to a large extent, on the control exercised over the provision of public facilities both by the City of Pittsburg within City limits and by Contra Costa County in unincorporated portions of the Planning Area.

The Technical Appendix contains further references to particular subjects in this section.

## **POLICIES**

- 1** The City will support the provision of a system of public facilities designed to:
  - serve and accommodate the intended pattern of land use, and discourage the premature development or overdevelopment in the absence of necessary municipal improvements;
  - minimize adverse impact on the environment, and adverse fiscal, economic, and social impacts on the community;
  - protect the health, safety, and general welfare of Pittsburg's residents by providing a level of service consistent with the needs of individual neighborhoods and the community as a whole.
- 2** The City will ensure that major municipal facilities required by future urban development either:
  - will be provided as part of development proposals and/or
  - sufficient fees and assessments will be collected to defray the public costs of servicing each increment of growth.

## **PARKS/RECREATION**

- 3** Park and recreation facilities of varying size, function and location are needed to serve the entire population of a community. Public parks and



recreational facilities will be equitably distributed throughout the urbanized area and neighborhood recreation facilities will be provided in existing neighborhoods where such facilities are presently lacking.

- 4 The acquisition, development, location, size and timing of park land, parkways, and beautification areas will be in conformance with the adopted Open Space and Recreation Element.
- 5 The northern waterfront will be planned and developed with a variety of commercial recreation facilities while preserving and enhancing public access to the shoreline.
- 6 Provisions for appropriate public access to the Mallard Island and Stake Point areas will be included through the PG&E property.
- 7 The City will pursue the development of a recreational trails system utilizing available public utility rights-of-way, and linking with other recreational facilities where possible.
- 8 The City will apply a standard of 2 acres of neighborhood park and 3.5 acres of community park per 1000 population.
- 9 Developers of new developments will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which will serve the subdivision or development.
- 10 Community Parks will be at least five acres in size and designed to serve the entire community. Neighborhood parks will be no less than 2 acres in size and designed to serve nearby neighborhoods within a one-half mile radius.
- 11 Neighborhood park facilities will be located adjacent to school playgrounds or playfields where possible.



## **SCHOOLS**

- 12** The timing and location of new residential development will be coordinated with the ability of local school districts to accommodate anticipated enrollments.
- 13** If necessary to offset the costs of new elementary and secondary school facilities, developers will be required to dedicate land and/or pay fees to assist in their provision.
- 14** Elementary schools will be located to minimize access distances and avoid the necessity for children to cross major thoroughfares.

## **UTILITIES AND INFRASTRUCTURE**

- 15** Planning for water, electrical, telephone, sewerage, and storm drainage facilities to serve developing areas will be coordinated and phased to provide adequate capacities to serve anticipated development in a timely fashion.
- 16** The City will assess the adequacy of utilities in existing built up areas, and program needed improvements in coordination with the provision of facilities to serve developing portions of the Planning Area.
- 17** The City will undertake a program to develop adequate storage facilities for raw water storage necessary to meet potential emergency demands.

## **TRANSPORTATION/CIRCULATION**

- 18** The City will develop a balanced transportation system including adequate provisions for public transit, pedestrians, and bicycles as well as necessary facilities for the efficient circulation of vehicular traffic.
- 19** The City will insure that Pittsburg's existing and proposed streets and highways network will serve the proper function. High quality vistas from scenic routes in the Planning Area will be preserved.





- 20** Planning for future thoroughfares will provide for several new freeway interchanges on Highway 4 in appropriate locations.
- 21** Truck routes will be defined and the design of circulation provisions in residential areas will discourage unnecessary through traffic.
- 22** Where residential streets abut heavily traveled arterials, rear lot lines will be placed along the major street with houses fronting interior, minor streets.
- 23** The Limited Access Arterial will serve as an expressway bypass for south and westbound traffic to relieve congestion on Somersville Road and Buchanan Road.
- 24** The City, in cooperation with the State Office of Emergency Services will delineate evacuation plans and emergency vehicle routes for disaster response including alternate routes around potential points of congestion.
- 25** The City will define future transit stations and pursue planning efforts for each right-of-way and station site acquisition in cooperation with BART.
- 26** The City will continue to support programs to improve the mobility of the elderly and handicapped, remove existing architectural barriers, and require that new development be accessible to those with physical impairments.

#### **OTHER PUBLIC SERVICES AND FACILITIES**

- 27** Fire stations will be so located as to achieve the response time standards set by the Insurance Services Office.
- 28** A response time standard for police services will be established and adequately staffed patrols provided to meet those objectives.



**29** The City will continue to pursue programs to provide adequate child care facilities to meet the needs of parents who wish to work.

**30** The City will develop plans for the expansion of municipal offices.

## GENERAL PLAN MAP

The General Plan map reflects all the existing park and recreation areas within the City and future parks as proposed. In addition, three new parks are proposed for the West Pittsburg area and two new parks are shown located near the golf course and in the current tank farm area southeast of the City. The map also indicates a network of non-motorized trails in the following areas:

- along the EBMUD Mokelumne Aqueduct right-of-way;
- along the Contra Costa Canal right-of-way;
- along the Standard Oil pipeline right-of-way (City Boundary with Antioch);
- along PG&E property between McAvoy Harbor and St. Peter Martyr Park.
- Public access to Mallard Island and Stake Point is also proposed.

Four new school sites are indicated to serve new residential development and are located at:

- Loftus and Hanlon in West Pittsburg;
- West Leland and Range Road;
- Loveridge and Stoneman Avenue;
- Standard tank farm area.

Major thoroughfares are shown for improving and extending the vehicular circulation system, and new freeway interchanges are proposed for Range Road and Standard Oil Road. Also, shown is a limited access arterial for the Kirker Bypass to Somersville Road. One location for the West Pittsburg BART station, and a site at Railroad Avenue and Highway 4 for a Pittsburg BART station is depicted.



## IMPLEMENTATION

- A** Develop and adopt a five year Capital Improvement Plan Program to provide for the facilities determined to be necessary in relation to the City's financial resources.

### PARKS/RECREATION

- B** Review the existing park dedication ordinance to determine its adequacy in providing for future park needs. Give consideration to designing methods for providing development and maintenance costs for these new parks.
- C** Provide for adequate public access to the shoreline in the redevelopment proposals for the northern waterfront.
- D** Actively pursue efforts to fund and implement the recreational trails system illustrated in the adopted General Plan.

### SCHOOLS

- E** Negotiate policies providing for the joint use of school playgrounds and playfields as community recreation facilities where possible.
- F** Coordinate planning efforts with local school districts in determining new school needs to serve anticipated growth in the Planning Area.

### UTILITIES AND INFRASTRUCTURE

- G** Update masterplans for the provision of utilities and services based on land uses proposed in the adopted General Plan. Prepare detailed cost estimates as a basis for establishing development fees and assessment district charges.

### TRANSPORTATION/CIRCULATION:

- H** Adopt the functional street and highway classification system as shown on





the General Plan Map.

- I** Plan for the phased implementation of improvements to the vehicular circulation system using a combination of Federal Aid Urban Funds, assessment district funds, development fees, and other local resources as available.
- J** Adopt official plan lines to protect street right-of-ways needed to serve future growth.
- K** Coordinate with BART and CALTRANS in developing plans for implementing a BART right-of-way, needed interchanges and bridges over Highway 4.
- L** Review and revise development ordinances to include provisions for handicapped accessibility.
- M** Designate as scenic routes those roads and highways listed in the Technical Appendix.
- N** Coordinate road system plans and designs with Contra Costa County and the City of Antioch to ensure that an adequate, well integrated overall transportation network is provided.
- O** Study the feasibility of constructing the Limited Access Arterial, to determine a more precise alignment and its relationship to the surrounding Hillside/Grazing area. Seek State and/or Federal funding sources to construct this roadway if deemed feasible and necessary.

#### **OTHER PUBLIC SERVICES AND FACILITIES**

- P** Actively pursue available mechanisms for funding needed urban facilities and services including:



- the HUD Community Development Block Grant Program;
- Tax increment financing as proposed by the Los Medanos Community Development Plan;
- Assessment District; and
- User fees based on ability to pay.



# APPENDIX A: INDEX TO COMPONENTS OF MANDATED ELEMENTS

Components of General Plan Elements	General Plan		Technical Appendix	
	Chapter(s)	Pages(s)	Chapter(s)	Section(s)
LAND USE ELEMENT (65302a) <sup>1/</sup>				
Policies	II,III,IV	9, 19,20; 23, 24,	III  IV	1  2,3,4
Density	IV,V	12,25,26		
Hazardous Areas	III	13,14,15		
Land Use Map	I	Fig. 1		
Implementation Program	II,III, IV,V	10,11;16, 17;23-4;31		
CIRCULATION ELEMENT (65302b) <sup>1/</sup>				
Assessment			VI	2
Policies	VI	35, 36		
Map of Circulation System	I	Fig. 1		
Description/Standards	VI	35, 36	VI	2
Implementation Program	VI	38, 39		
HOUSING ELEMENT (65302c) <sup>1/</sup>				
Definitions			V	1
Housing Background Data			V	2,3,4,5
Provision of Adequate Sites			V	7
Housing Issues			V	8
Housing Needs			V	9
Housing Policies	IV	19-22		
Market and Governmental Constraints			V	10
Implementation Program	IV	23-25		
CONSERVATION ELEMENT (65302d) <sup>1/</sup>				
Analysis of Resources	III	12	IV	3
Areas of Concern	III	12		
Policies/Criteria	II, III	9,12,13,15		
Implementation Program	III			



# INDEX TO COMPONENTS OF GENERAL PLAN ELEMENTS (CONT.)

Components of General Plan Elements	General Plan		Technical Appendix	
	Chapter(s)	Page(s)	Chapter(s)	Sections(s)
OPEN SPACE ELEMENT (65302e and 65560) <sup>1/</sup>				
Analysis of Areas			VI	1
Policies	II, III	9; 16		
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Definition of Categories	II, III, IV	9; 12, 13; 23; Fig. 1	VI	1
Implementation Program	III, IV, V	16; 24; 34	IV	1
SEISMIC SAFETY ELEMENT (65320f) <sup>1/</sup>				
Identification of Hazards			IV	3
Evaluation of Land Use			IV	2, 3
Structural Hazards			IV	3
Policies	III, IV, V	13, 14; 20;		
Implementation Program	III, V	27 17; 31		
NOISE ELEMENT (65302g) <sup>1/</sup>				
Existing Noise Levels			IV	4
Future Noise Levels			IV	4
Policies/Standards	III, V	15		
Implementation Program	III, V	18; 31		
SCENIC HIGHWAYS (65302h) <sup>1/</sup>				
Identification			VI	2
Policies	VI	35		
Implementation Program	VI	39		
SAFETY ELEMENT (65302 i) <sup>1/</sup>				
Identification of Hazards			IV	3
Acceptable Risk			IV	3
Policies	III, IV, V, VI	13, 14; 20;		
Implementation/Mitigation	III, IV	27; 35 17, 18; 24		
RECREATION ELEMENT (65303a) <sup>1/</sup>				
Identification of Areas			IV	1
Policies	VI	33, 34		
Implementation Program	VI	38		

<sup>1/</sup> Applicable section of the State Government Code



U.C. BERKELEY LIBRARIES



C124887099



## GENERAL PLAN

### RESIDENTIAL

1	ESTATE	0 - 3.0 UNITS/NET AC
2	LOW DENSITY	3.1 - 7.0 UNITS/NET AC
3	MEDIUM DENSITY	7.1 - 17.4 UNITS/NET AC
4	HIGH DENSITY	17.5 - 24.0 UNITS/NET AC

### COMMERCIAL

CBD	CENTRAL BUSINESS DISTRICT
SC	SHOPPING CENTER
LC	LOCAL COMMERCIAL
PO	PROFESSIONAL OFFICE
GC	GENERAL COMMERCIAL
RC	RECREATIONAL COMMERCIAL

### INDUSTRIAL

IP	INDUSTRIAL PARK
WS	WAREHOUSE/STORAGE
MP	MANUFACTURING/PROCESSING

### OTHER

PF	PUBLIC FACILITIES
S	SCHOOLS
U	UTILITIES
PR	PARKS AND RECREATION*
OS	OPEN SPACE
HG	HILLSIDE/GRAZING

### CIRCULATION

PBS	POTENTIAL BART STATION SITE
F	FREWAY/FUTURE BART EXTENSION
FI	PROPOSED FREEWAY INTERCHANGE
MT	MAJOR THOROUGHFARE
CS	COLLECTOR STREET
R	RAILROAD
NMT	NON-MOTORIZED TRAIL
NTA	NOISE TREATMENT AREA

\* CIRCULAR SYMBOLS INDICATE GENERAL LOCATIONS ONLY

#### ADOPTED BY

Planning Commission,  
July 2, 1980, Resolution 1485  
City Council,  
November 3, 1980, Resolution 81-6569

REFER TO LARGE SCALE GENERAL PLAN DISPLAY MAP  
IN CITY OFFICES FOR DETAILED INTERPRETATION PURPOSES

CITY OF  
PITTSBURG,  
CALIFORNIA

GENERAL  
PLAN  
REVISION  
PROGRAM

1979 - 80



FEET  
0 800 1600 3200



DUNCAN & JONES  
Urban & Environmental Planning Consultants



APRIL 1947

CONTRA COSTA CO.







## GENERAL PLAN

### RESIDENTIAL

1	ESTATE	0 - 3.0 UNITS/NET AC
2	LOW DENSITY	3.1 - 7.0 UNITS/NET AC
3	MEDIUM DENSITY	7.1 - 17.4 UNITS/NET AC
4	HIGH DENSITY	17.5 - 24.0 UNITS/NET AC

### COMMERCIAL

CBD	CENTRAL BUSINESS DISTRICT
SC	SHOPPING CENTER
LC	LOCAL COMMERCIAL
PO	PROFESSIONAL OFFICE
GC	GENERAL COMMERCIAL
RC	RECREATIONAL COMMERCIAL

### INDUSTRIAL

Industrial Park	INDUSTRIAL PARK
Warehouse/Storage	WAREHOUSE/STORAGE
Manufacturing/Processing	MANUFACTURING/PROCESSING

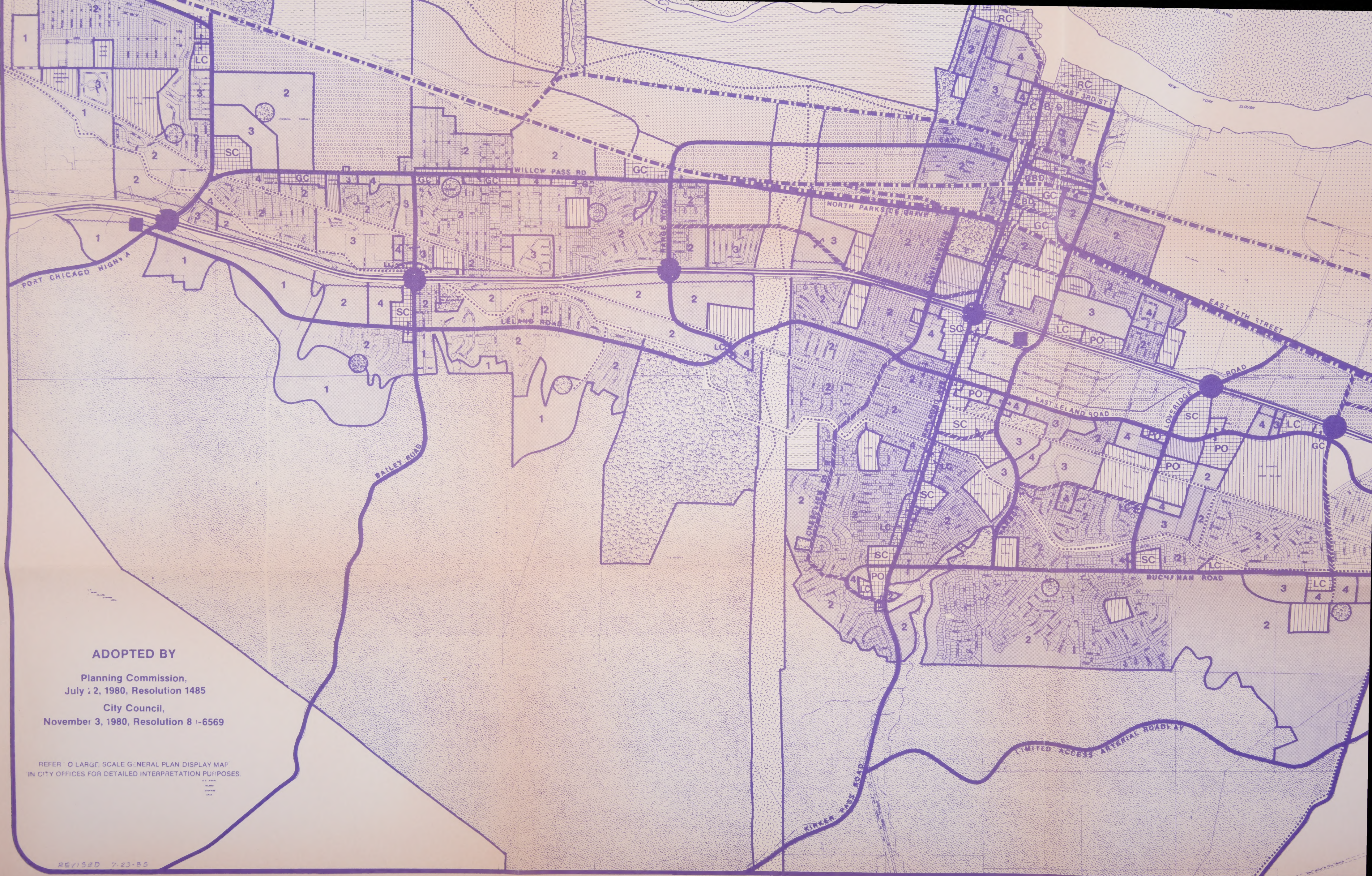
### OTHER

Public Facilities	PUBLIC FACILITIES
Schools	SCHOOLS
Utilities	UTILITIES
Parks and Recreation*	PARKS AND RECREATION*
Open Space	OPEN SPACE
Hillside/Grazing	HILLSIDE/GRAZING

### CIRCULATION

Potential BART Station Site	POTENTIAL BART STATION SITE
Freeway/Future BART Extension	FREEWAY/FUTURE BART EXTENSION
Proposed Freeway Interchange	PROPOSED FREEWAY INTERCHANGE
Major Thoroughfare	MAJOR THOROUGHFARE
Collector Street	COLLECTOR STREET
Railroad	RAILROAD
Non-motorized Trail	NON-MOTORIZED TRAIL
Noise Treatment Area	NOISE TREATMENT AREA





**ADOPTED BY**

Planning Commission,  
July 2, 1980, Resolution 1485

City Council,  
November 3, 1980, Resolution 81-6569

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U.S. MAP  
1:50,000  
1974





- INDUSTRIAL**
- INDUSTRIAL PARK
  - WAREHOUSE/STORAGE
  - MANUFACTURING/PROCESSING

- OTHER**
- PUBLIC FACILITIES
  - SCHOOLS
  - UTILITIES
  - PARKS AND RECREATION\*
  - OPEN SPACE
  - HILLSIDE/GRAZING

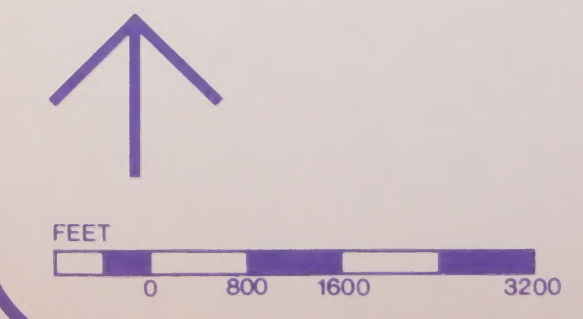
- CIRCULATION**
- POTENTIAL BART STATION SITE
  - FREEWAY/FUTURE BART EXTENSION
  - PROPOSED FREEWAY INTERCHANGE
  - MAJOR THOROUGHFARE
  - COLLECTOR STREET
  - RAILROAD
  - NON-MOTORIZED TRAIL
  - NOISE TREATMENT AREA

\* CIRCULAR SYMBOLS INDICATE GENERAL LOCATIONS ONLY

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